

**City of Greensboro Planning Department
Zoning Staff Report
February 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B

Location: 5815 High Point Rd.

Applicant: Greensboro Planning Department

Owner: Moses H. Cone Memorial Hospital

From: County CU-LO

To: City CD-LO

Conditions: 1) Uses: Medical and health care offices and facilities, laboratories, and accessory and ancillary uses.
2) The property shall be developed in accordance with the zoning sketch plan.
3) A 50-foot buffer meeting the specifications of a Type "A" planting yard shall be provided along the rear and portions of the side yard lines as shown on the sketch plan.
4) Existing trees as shown and identified on the zoning sketch plan shall be retained and left undisturbed to the extent practical.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	Adams Farm Medical Park
Acreage	6.281
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass and mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	The Homework Tutoring Center	Co. LB
<i>South</i>	Undeveloped (future site of Laser Touch Carwash	Co. LB
<i>East</i>	Sutton Oaks Subdivision (under construction – Item C)	CU-RS-20
<i>West</i>	Owensby Trailer Hitch Center	Jamestown

ZONING HISTORY		
Case #	Year	Request Summary
50-92	1992	In July 1992 the Guilford County Planning Board approved a request to rezone this property from LB and RS-40 to CU-LO. The existing conditions which currently govern this property were established at that time.

DIFFERENCES BETWEEN Co. CU-LO (EXISTING) AND City CD-LO (PROPOSED) ZONING DISTRICTS
County CU-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.
City CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. The proposed CD-LO original zoning carries forth the same conditions that were initially adopted by Guilford County with the exception of a condition prohibiting billboards. Since billboards are not permitted in a LO District, there is no need for such a condition. See conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	High Point Road – Major Thoroughfare, Suttonwood Drive – Local Street.
Site Access	Existing.
Traffic Counts	High Point Road ADT = 22,500.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	No.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Lower Randleman Lake Watershed WS-IV
Floodplains	N/A
Streams	Streams have not been identified at this time. Perennial and intermittent will require a 50' buffer on each side for low-density development (0-12%BUA). If high density development is proposed (12-50%BUA) 100' buffer will be required for perennial streams and 50' buffer for intermittent streams on each side of the stream. No BUA is allowed within the buffers.
Other	Max BUA allowed is 50%. All proposed BUA has to be treated by a state approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City’s development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: Guilford County's Southwest Area Plan (1989) designates this property as Commercial on the Future Land Use Map.

STAFF COMMENTS

Planning: This property holds two medical office buildings, both connected to City water and sewer.

This request results from a Utility Agreement and Annexation Petition. The annexation does not abut the present city limits, but if approved along with February 2005 Item C, it would become part of the primary city limits.

At its December 15, 2004 meeting, the Greensboro Planning Board voted 7 to 0 to recommend approval of the annexation.

This property is within Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

The provision of City services for this property would be comparable to their provision to the Adams Farm Shopping Center to the northwest.

The original zoning for Area 2004-8 was approved by the City Council and became effective on July 20, 2004. This area, which was annexed effective June 30, 2004, is located along both sides of High Point Road, Suttonwood Drive, and Mackay Road and contains the Adams Farm Shopping Center and several other nonresidential uses.

This request carries forth the same zoning classification with the same conditions that currently apply to this property.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction. Channels that carry public water will require a Drainage maintenance and utility easement depending on the flow that they carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.